160.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	934,800 / 934,800
					USE VALUE:	934,800 / 934,800
					ASSESSED:	934,800 / 934,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
199		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOLT RICHARD A--ETAL	
Owner 2:	BALOUEFF OLGA	
Owner 3:		
Street 1:	199 PARK AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .275 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Clapboard Exterior and 3035 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12000.000	411,700	4,400	518,700	934,800
Total Card	0.275	411,700	4,400	518,700	934,800
Total Parcel	0.275	411,700	4,400	518,700	934,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 308.01 | /Parcel: 308.01

Legal Description

User Acct: 106414

GIS Ref:

GIS Ref:

Insp Date: 06/07/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	411,700	4400	12,000.	518,700	934,800		Year end	12/23/2021
2021	101	FV	399,100	4400	12,000.	518,700	922,200		Year End Roll	12/10/2020
2020	101	FV	399,000	4400	12,000.	518,700	922,100	922,100	Year End Roll	12/18/2019
2019	101	FV	307,100	4400	12,000.	518,700	830,200	830,200	Year End Roll	1/3/2019
2018	101	FV	304,900	4400	12,000.	459,400	768,700	768,700	Year End Roll	12/20/2017
2017	101	FV	304,900	4400	12,000.	385,300	694,600	694,600	Year End Roll	1/3/2017
2016	101	FV	304,900	4400	12,000.	385,300	694,600	694,600	Year End	1/4/2016
2015	101	FV	297,600	4400	12,000.	333,500	635,500	635,500	Year End Roll	12/11/2014

!12483!

PRINT

Date	Time
12/30/21	14:52:40

LAST REV

Date	Time
06/25/18	14:59:27
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12483

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13713-129		6/1/1979		76,000	No	No		Y

USER DEFINED

Prior Id # 1:	106414
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2014	991	Re-Roof	3,860		8/14/2014			Strip and re-roof.
8/18/2006	695	Re-Roof	14,300			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	Meas/Inspect	CC	Chris C
10/30/2008	Meas/Inspect	189	PATRIOT
12/3/1999	Meas/Inspect	256	PATRIOT
7/16/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12000		Sq. Ft.	Site		0	70.	0.62	8			Med. Tr	-5					518,700						518,700	

Total AC/HA:	0.27548	Total SF/SM:	12000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	518,700	Spl Credit		Total:	518,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.99596369
Const Adj.:	1.00989902
Adj $ / SQ:	130.757
Other Features:	100500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	596687
Depreciation:	184973
Depreciated Total:	411714

COMMENTS

NO ACCESS TO GARAGE. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	1

REMODELING

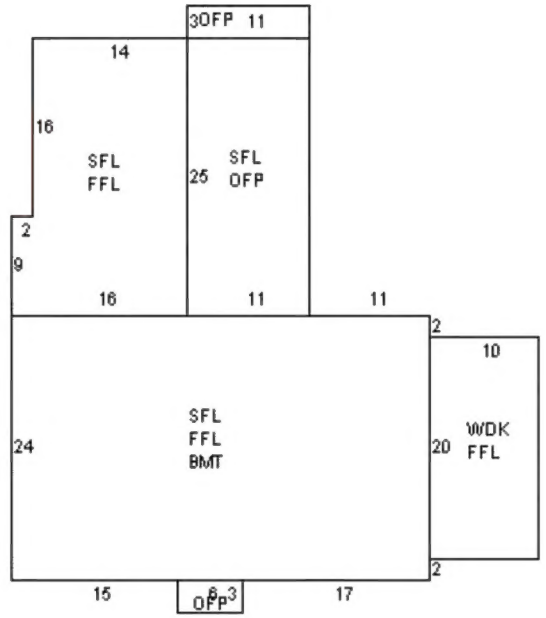
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	M

Totals		
1	11	4

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	143.83
Special Features:	0	Val/Su Net:	92.04
Final Total:	411700	Val/Su SzAd	135.65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,555	130.760	203,327
FFL	First Floor	1,480	130.760	193,520
BMT	Basement	912	39.230	35,775
OFP	Open Porch	326	21.770	7,099
WDK	Deck	200	11.110	2,222

Net Sketched Area:	4,473			Total:	441,943
Size Ad	3035	Gross Area	4473	FinArea	3035

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1920	22.72	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400

IMAGE

AssessPro Patriot Properties, Inc